

## TIPPERARY

### ANNACARTY

Average asking price in Q2 2012 was 95,426 — 239 tax

Peak price in 2007 was 218,207

Prices have fallen by an average of -56.3%

Average price for a two-bed property was 60,174 - 150 tax

Three-bed property was 84,796 - 212 tax

Four-bed property was 143,774 - 359 tax

### ARDFINNAN

Average asking price in Q2 2012 was 137,737 - 344 tax

Peak price in 2007 was 242,608

Prices have fallen by an average of -43.2%

Average price for a two-bed property was 86,855 - 217 tax

Three-bed property was 122,394 - 306 tax

Four-bed property was 207,524 - 519 tax

### BALLINA

Average asking price in Q2 2012 was 127,274 - 318 tax

Peak price in 2007 was 282,717

Prices have fallen by an average of -55%

Average price for a two-bed property was 80,258 - 201 tax

Three-bed property was 113,097 - 283 tax

Four-bed property was 191,760 - 479 tax

#### BALLINGARRY

Average asking price in Q2 2012 was 103,891 - 260 tax

Peak price in 2007 was 213,673

Prices have fallen by an average of -51.4%

Average price for a two-bed property was 65,513 - 164 tax

Three-bed property was 92,319 - 231 tax

Four-bed property was 156,530 - 391 tax

#### BALLYCOMMON

Average asking price in Q2 2012 was 126,387 - 316 tax

Peak price in 2007 was 259,679

Prices have fallen by an average of -51.3%

Average price for a two-bed property was 79,698 - 199 tax

Three-bed property was 112,308 - 281 tax

Four-bed property was 190,422 - 476 tax

#### BALLYPOREEN

Average asking price in Q2 2012 was 132,072 - 330 tax

Peak price in 2007 was 251,752

Prices have fallen by an average of -47.5%

Average price for a two-bed property was 83,283 - 208 tax

Three-bed property was 117,360 - 293 tax

Four-bed property was 198,988 - 497 tax

## BANSHA

Average asking price in Q2 2012 was 115,048 - 288 tax

Peak price in 2007 was 234,029

Prices have fallen by an average of -50.8%

Average price for a two-bed property was 72,548 - 181 tax

Three-bed property was 102,232 - 256 tax

Four-bed property was 173,338 - 433 tax

## BIRDHILL

Average asking price in Q2 2012 was 112,207 - 281 tax

Peak price in 2007 was 237,092

Prices have fallen by an average of -52.7%

Average price for a two-bed property was 70,757 - 177 tax

Three-bed property was 99,708 - 249 tax

Four-bed property was 169,058 - 423 tax

## BORRISOKANE

Average asking price in Q2 2012 was 107,807 - 270 tax

Peak price in 2007 was 219,521

Prices have fallen by an average of -50.9%

Average price for a two-bed property was 67,982 - 170 tax

Three-bed property was 95,798 - 239 tax

Four-bed property was 162,430 - 406 tax

#### BORRISOLEIGH

Average asking price in Q2 2012 was 102,961 - 257 tax

Peak price in 2007 was 228,937

Prices have fallen by an average of -55%

Average price for a two-bed property was 64,926 - 162 tax

Three-bed property was 91,491 - 229 tax

Four-bed property was 155,127 - 388 tax

#### CAHER

Average asking price in Q2 2012 was 134,605 - 337 tax

Peak price in 2007 was 263,077

Prices have fallen by an average of -48.8%

Average price for a two-bed property was 84,881 - 212 tax

Three-bed property was 119,611 - 299 tax

Four-bed property was 202,805 - 507 tax

#### CAPPAGH WHITE

Average asking price in this area in Q2 2012 was 95,426 - 239 tax

Peak price in 2007 was 218,207

Prices have fallen by an average of -56.3%

Average price for a two-bed property was 60,174 - 150 tax

Three-bed property was 84,796 - 212 tax

Four-bed property was 143,774 - 359 tax

#### CARRICK-ON-SUIR

Average asking price in Q2 2012 was 116,088 - 290 tax

Peak price in 2007 was 217,336

Prices have fallen by an average of -46.6%

Average price for a two-bed property was 73,204 - 183 tax

Three-bed property was 103,156 - 258 tax

Four-bed property was 174,905 - 437 tax

#### CASHEL

Average asking price in Q2 2012 was 136,230 - 341 tax

Peak price in 2007 was 258,642

Prices have fallen by an average of -47.3%

Average price for a two-bed property was 85,905 - 215 tax

Three-bed property was 121,055 - 303 tax

Four-bed property was 205,253 - 513 tax

#### CLONMEL

Average asking price in Q2 2012 was 126,260 - 316 tax

Peak price in 2007 was 265,987

Prices have fallen by an average of -52.5%

Average price for a two-bed property was 79,618 - 199 tax

Three-bed property was 112,196 - 280 tax

Four-bed property was 190,232 - 476 tax

#### EMLY

Average asking price in this area in Q2 2012 was 106,521 - 266 tax

Peak price in 2007 was 204,067

Prices have fallen by an average of -47.8%

Average price for a two-bed property was 67,171 - 168 tax

Three-bed property was 94,656 - 237 tax

Four-bed property was 160,492 - 401 tax

#### FETHARD

Average asking price in Q2 2012 was 161,152 - 403 tax

Peak price in 2007 was 262,551

Prices have fallen by an average of -38.6%

Average price for a two-bed property was 101,620 - 254 tax

Three-bed property was 143,200 - 358 tax

Four-bed property was 242,802 - 607 tax

#### HOLYCROSS

Average asking price in Q2 2012 was 143,072 - 358 tax

Peak price in 2007 was 242,851

Prices have fallen by an average of -41.1%

Average price for a two-bed property was 90,219 - 226 tax

Three-bed property was 127,134 - 318 tax

Four-bed property was 215,561 - 539 tax

## HORSE AND JOCKEY

Average asking price in Q2 2012 was 115,972 - 290 tax

Peak price in 2007 was 213,246

Prices have fallen by an average of -45.6%

Average price for a two-bed property was 73,130 - 183 tax

Three-bed property was 103,053 - 258 tax

Four-bed property was 174,730 - 437 tax

## KILLENAULE

Average asking price in Q2 2012 was 115,972 - 290 tax

Peak price in 2007 was 213,246

Prices have fallen by an average of -45.6%

Average price for a two-bed property was 73,130 - 183 tax

Three-bed property was 103,053 - 258 tax

Four-bed property was 174,730 - 437 tax

## KNOCKAVILL

Average asking price in Q2 2012 was 143,072 - 358 tax

Peak price in 2007 was 242,851

Prices have fallen by an average of -41.1%

Average price for a two-bed property was 90,219 - 226 tax

Three-bed property was 127,134 - 318 tax

Four-bed property was 215,561 - 539 tax

## LACKAMORE

Average asking price in this area in Q2 2012 was 102,961 - 257 tax

Peak price in 2007 was 228,937

Prices have fallen by an average of -55%

Average price for a two-bed property was 64,926 - 162 tax

Three-bed property was 91,491 - 229 tax

Four-bed property was 155,127 - 388 tax

#### LIMERICK JUNCTION

Average asking price in Q2 2012 was 101,529 - 254 tax

Peak price in 2007 was 191,033

Prices have fallen by an average of -46.9%

Average price for a two-bed property was 64,023 - 160 tax

Three-bed was property 90,219 - 226 tax

Four-bed property was 152,970 - 382 tax

#### MULLINAHONE

Average asking price in Q2 2012 was 103,891 - 260 tax

Peak price in 2007 was 213,673

Prices have fallen by an average of -51.4%

Average price for a two-bed property was 65,513 - 164 tax

Three-bed property was 92,319 - 231 tax

Four-bed property was 156,530 or 391 tax

#### NENAGH

Average asking price in Q2 2012 was 112,882 - 282 tax

Peak price in 2007 was 239,474

Prices have fallen by an average of -52.9%



Average price for a two-bed property was 71,182 - 178 tax

Three-bed property was 100,308 - 251 tax

Four-bed property was 170,076 - 425 tax

#### PORTROE

Average asking price in Q2 2012 was 157,487 - 394 tax

Peak price in 2007 was 327,814

Prices have fallen by an average of -52%

Average price for a two-bed property was 99,310 - 248 tax

Three-bed property was 139,944 - 350 tax

Four-bed property was 237,281 - 593 tax

#### RATHCABBAN

Average asking price in Q2 2012 was €107,807 - €270 tax

Peak price in 2007 was €219,521

Prices have fallen by an average of -50.9%

Average price for a two-bed property was €67,982 - €170 tax

Three-bed property was €95,798 - €239 tax

Four-bed property was €162,430 - €406 tax

#### SILVERMINES

Average asking price in Q2 2012 was 125,631 - 314 tax

Peak price in 2007 was 248,004

Prices have fallen by an average of -49.3%

Average price for a two-bed property was 79,221 - 198 tax

Three-bed property was 111,636 - 279 tax

Four-bed property was 189,283 - 473 tax

## TEMPLEDERRY

Average asking price in Q2 2012 was 109,109 - 273 tax

Peak price in 2007 was 217,554

Prices have fallen by an average of -49.8%

Average price for a two-bed property was 68,803 - 172 tax

Three-bed property was 96,955 - 242 tax

Four-bed property was 164,391 - 411 tax

## TEMPLEMORE

Average asking price in Q2 2012 was 100,821 - 252 tax

Peak price in 2007 was 228,251

Prices have fallen by an average of -55.8%

Average price for a two-bed property was 63,577 - 159 tax

Three-bed property was 89,590 - 224 tax

Four-bed property was 151,903 - 380 tax

## TERRYGLASS

Average asking price in Q2 2012 was €107,807 - €270 tax

Peak price in 2007 was 219,521

Prices have fallen by an average of -50.9%

Average price for a two-bed property was 67,982 - 170 tax

Three-bed property was 95,798 - 239 tax

Four-bed property was 162,430 - 406 tax

## THOMASTOWN

Average asking price in Q2 2012 was 104,726 - 262 tax

Peak price in 2007 was 210,702

Prices have fallen by an average of -50.3%

Average price for a two-bed property was 66,039 - 165 tax

Three-bed property was 93,060 - 233 tax

Four-bed property was 157,787 - 394 tax

## THURLES

Average asking in Q2 2012 was 116,670 - 292 tax

Peak price in 2007 was 245,291

Prices have fallen by an average of -52.4%

Average price for a two-bed property was 73,571 - 184 tax

Three-bed property was 103,673 - 259 tax

Four-bed property was 175,782 - 439 tax

## TIPPERARY

Average asking price in Q2 2012 was 119,384 - 298 tax

Peak price in 2007 was 223,061

Prices have fallen by an average of -46.5%

Average price for a two-bed property was 75,282 - 188 tax

Three-bed property was 106,085 - 265

Four-bed property was 179,872 - 450 tax

## TOOMEVARA

Average asking price in Q2 2012 was 109,109 - 273 tax

Peak price in 2007 was 217,554

Prices have fallen by an average of -49.8%

Average price for a two-bed property was 68,803 - 172 tax

Three-bed property was 96,955 - 242 tax

Four-bed property was 164,391 - 411 tax

## TWOMILEBORRIS

Average asking price in Q2 2012 was 103,891 - 260 tax

Peak price in 2007 was 213,673

Prices have fallen by an average of -51.4%

Average price for a two-bed property was 65,513 - 164 tax

Three-bed property was 92,319 - 231 tax

Four-bed property was 156,530 -391 tax

## CLARE

## BALLYVAUGHAN

Average asking price in Q2 2012 was 139,121 — 348 tax

Peak price in 2007 was 313,389

Prices have fallen by an average of 55.6%

Average price for a two-bed property was 87,728 — 219 tax

Three-bed property was 123,624 — 309 tax

Four-bed property was 209,609 — 524 tax

#### Barefield

Average asking price in Q2 2012 was 120,343 — 301

Peak price in 2007 was 229,625

Prices have fallen by an average of 47.6%

Average price for a two-bed property was 75,887 — 190 tax

Three-bed property was 106,938 — 267 tax

Four-bed property was 181,317 — 453 tax

#### Bunratty

Average asking price in Q2 2012 was 134,471 — 336 tax

Peak price in 2007 was 266,519

Prices have fallen by an average of 49.5%

Average price for a two-bed property was 84,796 — 212 tax

Three-bed property was 119,491 — 299 tax

Four-bed property was 202,602 — 507 tax

#### Carran

Average asking price in Q2 2012 was 131,019 — 328 tax

Peak price in 2007 was 275,461

Prices have fallen by an average of 52.4%

Average price for a two-bed property was 82,619 — 207 tax

Three-bed property was 116,425 — 291 tax

Four-bed property was 197,402 — 494 tax

#### Clarecastle

Average asking price in Q2 2012 was 141,365 — 353 tax

Peak price in 2007 was 275,461

Prices have fallen by an average of 48.7%

Average price for a two-bed property was 89,143 — 223 tax

Three-bed property was 125,618 — 314 tax

Four-bed property was 212,990 — 532 tax

#### Corofin

Average asking price in Q2 2012 was 131,019 — 328 tax

Peak price in 2007 was 275,461

Prices have fallen by an average of 52.4%

Average price for a two-bed property was 82,619 — 207 tax

Three-bed property was 116,425 — 291 tax

Four-bed property was 197,402 — 494 tax

#### Cratloe

Average asking price in Q2 2012 was 181,698 — 454 tax

Peak price in 2007 was 371,091

Prices have fallen by an average of 51%

Average price for a two-bed property was 114,577 — 286 tax

Three-bed property was 161,458 — 404 tax

Four-bed property was 273,758 — 684 tax

#### Crusheen

Average asking price in Q2 2012 was 120,343 — 301 tax

Peak price in 2007 was 229,625

Prices have fallen by an average of 47.6%

Average price for a two-bed property was 75,887 — 190 tax

Three-bed property was 106,938 — 267 tax

Four-bed property was 181,317 — 453 tax

#### Doolin

Average asking price in Q2 2012 was 154,833 — 387 tax

Peak price in 2007 was 302,006

Prices have fallen by an average of 48.7%

Average price for a two-bed property was 97,636 — 244 tax

Three-bed property was 137,585 — 344 tax

Four-bed property was 233,281 — 583 tax

#### Ennis

Average asking price in Q2 2012 was 120,825 — 302 tax

Peak price in 2007 was 257,868

Prices have fallen by an average of 53.1%

Average price for a two-bed property was 76,191 — 190 tax

Three-bed property was 107,366 — 268

Four-bed property was 182,043 — 455 tax

#### Ennistimon

Average asking price in Q2 2012 was 117,607 — 294 tax

Peak price in 2007 was 287,564

Prices have fallen by an average of 59.1%

Average price for a two-bed property was 74,161 — 185 tax

Three-bed property was 104,506 — 261 tax

Four-bed property was 177,194 — 443 tax

#### Kilfenora

Average asking price in Q2 2012 was 117,607 — 294 tax

Peak price in 2007 was 287,564

Prices have fallen by an average of 59.1%

Average price for a two-bed property was 74,161 — 185 tax

Three-bed property was 104,506 — 261 tax

Four-bed property was 177,194 — 443 tax

#### Kilkee

Average asking price in Q2 2012 was 130,106 — 325 tax

Peak price in 2007 was 293,667

Prices have fallen by an average of 55.7%

Average price for a two-bed property was 82,043 — 205 tax

Three-bed property was 115,613 — 289 tax

Four-bed property was 196,025 — 490 tax



## Kilrush

Average asking price in Q2 2012 was 102,140 — 255 tax

Peak price in 2007 was 233,562

Prices have fallen by an average of 56.3%

Average price for a two-bed property was 64,408 — 161 tax

Three-bed property was 90,762 — 227

Four-bed property was 153,891 — 385 tax

## Lahinch

Average asking price in Q2 2012 was 117,607 — 294 tax

Peak prices in 2007 was 287,564

Prices have fallen by an average of -59.1%

Average price for a two-bed property was 74,161 — 185 tax

Three-bed property was 104,506 — 261 tax

Four-bed property was 177,194 — 443 tax

## Liscannor

Average asking price in Q2 2012 was 154,833 — 387 tax

Peak price in 2007 was 302,006

Prices have fallen by an average of 48.7%

Average price for a two-bed property was 97,636 244

Three-bed property was 137,585 — 344 tax

Four-bed property was 233,281 — 583 tax

## Lisdoonvarna

Average asking price in Q2 2012 was 139,121 — 348 tax

Peak price in 2007 was 313,389

Prices have fallen by an average of 55.6%

Average price for a two-bed property was 87,728 — 219 tax

Three-bed property was 123,624 — 309 tax

Four-bed was property 209,609 — 524 tax

#### Miltown Malbay

Average asking price in Q2 2012 was 127,402 — 319 tax

Peak price in 2007 was 248,749

Prices have fallen by an average of 48.8%

Average price for a two-bed property was 80,338 — 201 tax

Three-bed property was 113,210 — 283 tax

Four-bed property was 191,952 — 480 tax

#### Shannon

Average asking price in Q2 2012 was 102,755 — 257 tax

Peak price in 2007 was 230,315

Prices have fallen by an average of 55.4%

Average price for a two-bed property was 64,796 — 162 tax

Three-bed property was 91,309 — 228 tax

Four-bed property was 154,817 — 387 tax

#### Tuamgraney

Average asking price in Q2 2012 was 123,760 — 309 tax

Peak price in 2007 was 285,558

Prices have fallen by an average of 56.7%

Average price for a two-bed property was 78,042 — 195  
tax

Three-bed was property 109,974 — 275 tax

Four-bed property was 186,465 — 466 tax

Tulla

Average asking price in Q2 2012 was 153,599 — 384 tax

Peak price in 2007 was 282,152

Prices have fallen by an average of 45.6%

Average price for a two-bed property was 96,858 — 242 tax

Three-bed property was 136,489 — 341 tax

Four-bed property was 231,422 — 579 tax